

ARDLEY CLOSE, LONDON, NW10 0HE



EPC Rating: D

We offer for sale a spacious extended ground floor double fronted purpose built two bedroom maisonette in this residential cul-de-sac just off the A406 (North Circular Road)

- Gas central heating
- Double glazed windows
- Own rear garden
- Off street parking to front for two vehicles
- Own front door to street
- The property is located within a few yards of Neasden Shopping and bus services with the nearest station being Neasden (Jubilee Line)
- Gross internal floor area of 689 sq ft (64 sq m) approximately

PRICE:£339,950..... LEASEHOLD

ARDLEY CLOSE, LONDON, NW10 0HE (CONTINUED)

The accommodation is arranged as follows:

Ground Floor:

Entrance Hall: Understairs cupboard.

Lounge: 14'12" x 11'11" (4.53m x 3.62m). Double glazed window. Built-in cupboard.

Bedroom 1 (front): 13'0" x 11'0" (3.96m x 3.34m). Spacious bedroom. Double glazed window.

Bedroom 2 (rear): 12'0" x 10'8" (3.65m x 3.24m). Double glazed window.

Kitchen: 10'0" x 9'7" (3.06m x 2.93m). Built-in gas hob with oven and extractor hood above hob. Plumbed for dishwasher. Fitted built-in wall cupboards and matching base cabinets with work surfaces above. Single drainer sink unit with mixer tap. Tiled flooring. Plumbed for washing machine. Wall mounted gas boiler. Double glazed door to rear garden.

Wet Room/WC: Ceramic tiled walls and flooring. Open shower. Low level WC. Wash hand basin. Heated towel rail.

External Features: Front and rear gardens, the front garden providing off street parking for two cars. Side access to Attewood Avenue.

Lease: 125 years from July 1984 thus having 85 years remaining approximately.

Ground Rent: £10.00 p.a.

Council Tax: Band A.

PRICE: £339,950 LEASEHOLD

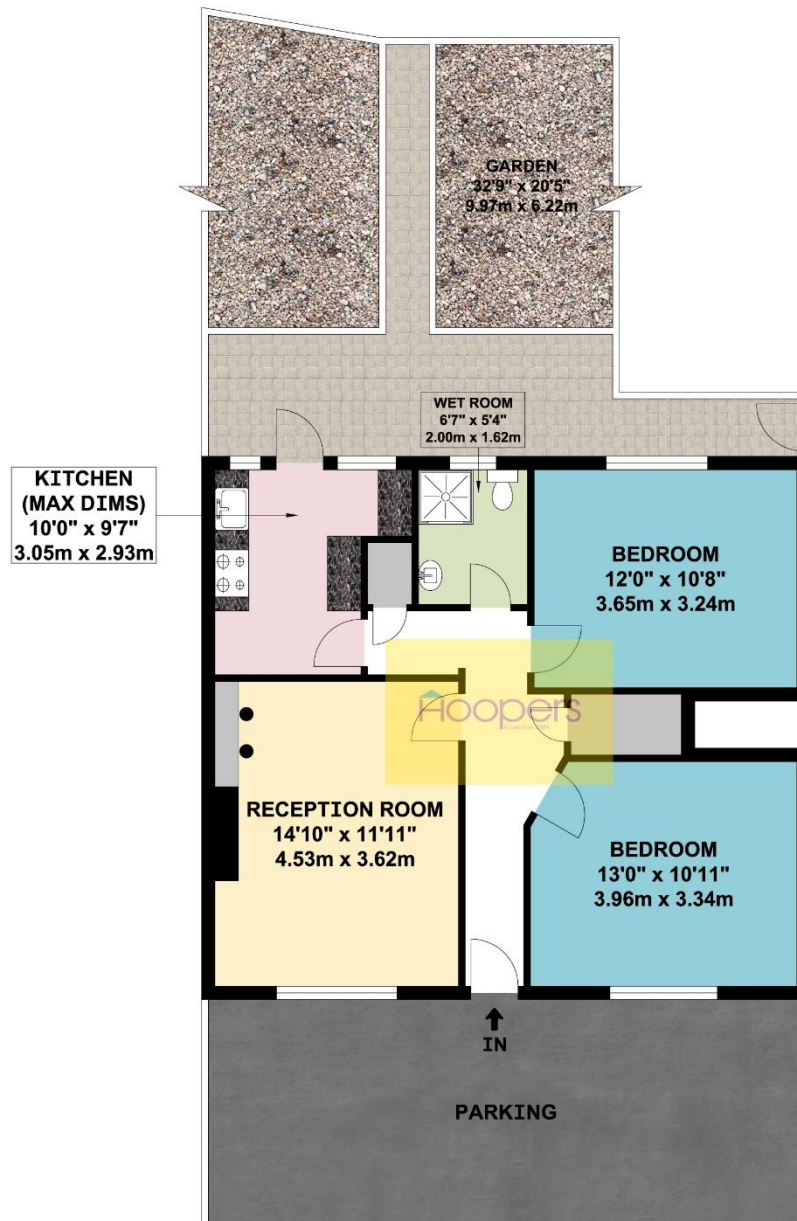
VIEWING BY APPOINTMENT ONLY THROUGH OWNERS' SOLE AGENTS, HOOPERS, AS ABOVE.

If there is anything in our particulars of which you are uncertain, please contact us for clarification and particularly do so if you are contemplating travelling a long distance to view a property. All measurements are approximate and as rooms are measured with a sonic tape measure, accuracy cannot be guaranteed. We have not checked the operational condition of the services connected/wiring/appliances at the property and as such offer no warranties thereto. All distances mentioned to and from local amenities are approximate and based on particular routes.

ARDLEY CLOSE, LONDON, NW10 0HE (CONTINUED)

ARDLEY CLOSE, LONDON, NW10 0HE (CONTINUED)

**ARDLEY CLOSE
LONDON NW10**



GROUND FLOOR FLAT

APPROX. GROSS INTERNAL FLOOR AREA 688.89 SQ. FT / 64.00 SQ. M

WHILST EVERY ATTEMPT HAS BEEN MADE TO ENSURE THE ACCURACY OF THE FLOOR PLAN CONTAINED HERE, MEASUREMENTS OF DOORS, WINDOWS, ROOMS AND ANY OTHER ITEMS ARE APPROXIMATE AND NO RESPONSIBILITY IS TAKEN FOR ANY ERROR, OMISSION, OR MIS-STATEMENT. THIS PLAN IS FOR ILLUSTRATIVE PURPOSES ONLY AND SHOULD BE USED AS SUCH, BY ANY PROSPECTIVE PURCHASER. FLOOR PLANS ARE NOT DONE TO "SCALE".